

T08N-R01E-16_0000_MCS

BLOOMINGTON ENGINEERING COMPANY

ENGINEERS and SURVEYORS
811 ANITA STREET
BLOOMINGTON, INDIANA 47401
Phone 332-2603



Tract 1

A part of the Southeast quarter of the Southeast quarter of Section 17, and a part of the Southwest quarter of the Southwest quarter of Section 16, Township 8 North, Range 1 East, Monroe County, Indiana, described as follows: Beginning at the Northwest corner of the Southwest quarter of the Southwest quarter of said Section 16, thence $S89^{\circ}55'-08''E$ for a distance of 435.33 feet, thence $S00^{\circ}30'-38''E$ for a distance of 1320.00 feet, thence $N89^{\circ}55'-04''W$ for a distance of 434.50 feet, thence $N00^{\circ}32'-48''W$ for a distance of 1099.56 feet to the centerline of Duke Road, thence over and along the centerline of said Duke Road by the following courses and distances: $S74^{\circ}52'W$, 96.90 feet; $S61^{\circ}22'W$, 100.22 feet; $S43^{\circ}52'W$, 76.55 feet; thence $N01^{\circ}38'W$ for a distance of 116.30 feet, thence $N16^{\circ}55'-15''E$ for a distance of 144.58 feet, thence $N31^{\circ}54'E$ for a distance of 61.37 feet, thence $N55^{\circ}22'E$ for a distance of 36.46 feet, thence $N78^{\circ}22'E$ for a distance of 53.43 feet, thence $N82^{\circ}10'-14''E$ for a distance of 79.72 feet to the place of beginning. Containing 14.37 acres, more or less.

Subject to a non-exclusive easement for ingress and egress 20 feet in width lying 10 feet on both sides of the following described line: Beginning at a point in the centerline of Duke Road that is 68.25 feet South and 321.43 feet East of the Northwest corner of said Southwest quarter of the Southwest quarter of Section 16, thence $S68^{\circ}51'E$ for a distance of 123.20 feet.

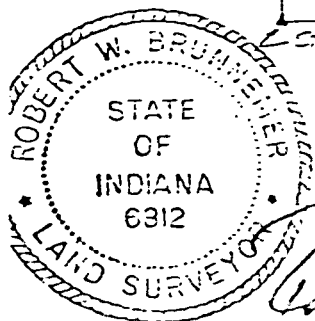
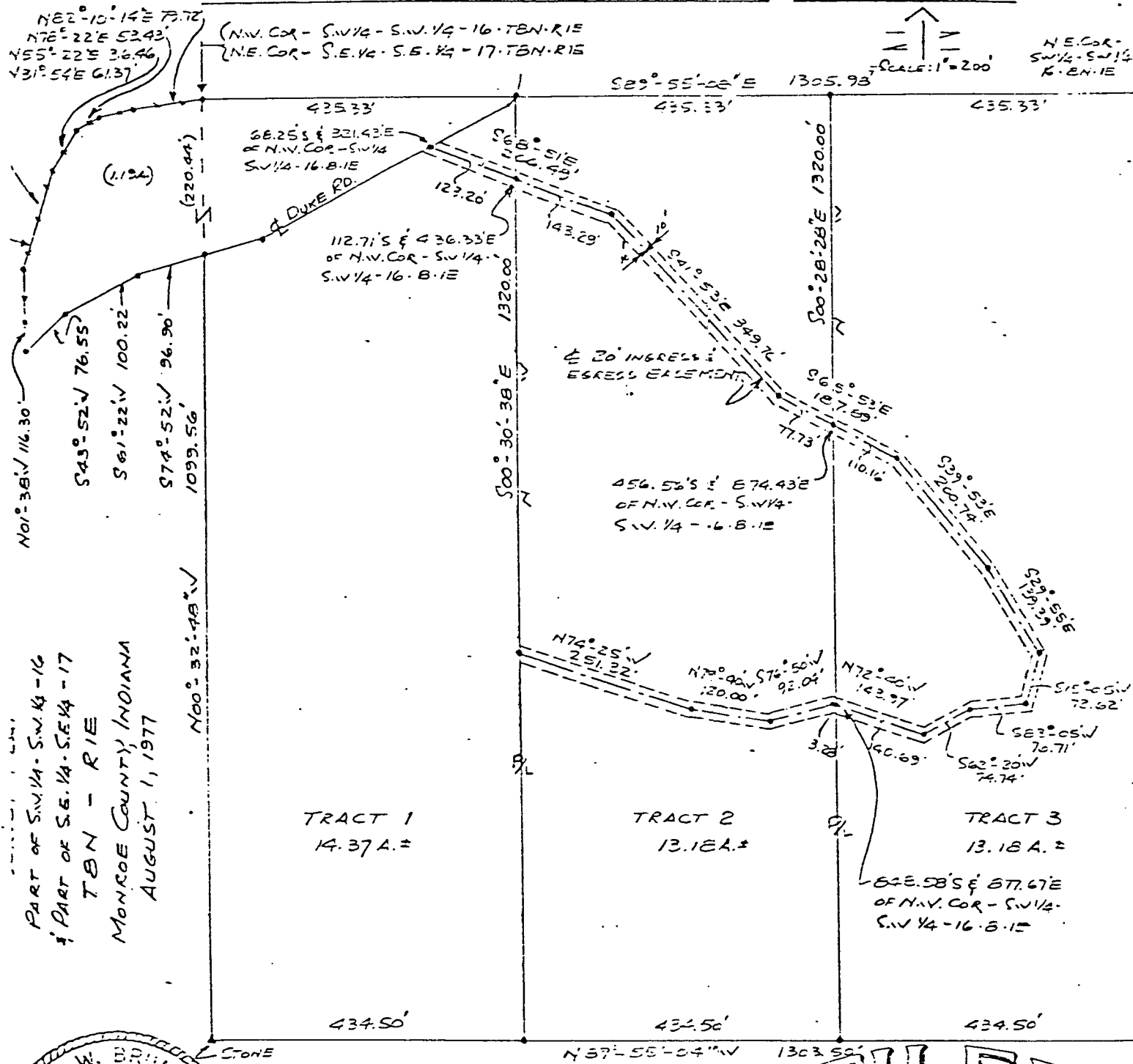
Tract 2

A part of the Southwest quarter of the Southwest quarter of Section 16, Township 8 North, Range 1 East, Monroe County, Indiana, described as follows: Beginning at a point on the North line of said quarter-quarter, said point being 435.33 feet $S89^{\circ}55'-08''E$ of the Northwest corner of said quarter-quarter, thence $S89^{\circ}55'-08''E$ for a distance of 435.33 feet, thence $S00^{\circ}28'-28''E$ for a distance of 1320.00 feet, thence $N89^{\circ}55'-04''W$ for a distance of 434.50 feet, thence $N00^{\circ}30'-38''W$ for a distance of 1320.00 feet to the place of beginning. Containing 13.18 acres, more or less. Subject to a non-exclusive easement for ingress and egress 20 feet in width lying 10 feet on both sides of the following described lines: Beginning at a point on the West property line of the above described tract, said point being 112.71 feet South and 436.33 feet East of the Northwest corner of said Southwest quarter of the Southwest quarter of Section 16, thence $S68^{\circ}51'E$ for a distance of 143.29 feet, thence $S41^{\circ}53'E$ for a distance of 349.76 feet, thence $S65^{\circ}53'E$ for a distance of 77.73 feet. Also, beginning at a point on the East property line of the above described tract, said point being 848.58 feet South and 877.67 feet East of the Northwest corner of said Southwest quarter of the Southwest quarter of Section 16, thence $N72^{\circ}40'W$ for a distance of 3.28 feet, thence $S75^{\circ}50'W$ for a distance of 92.04 feet, thence $N79^{\circ}40'W$ for a distance of 120.00 feet, thence $N74^{\circ}25'W$ for a distance of 251.32 feet.

Tract 3

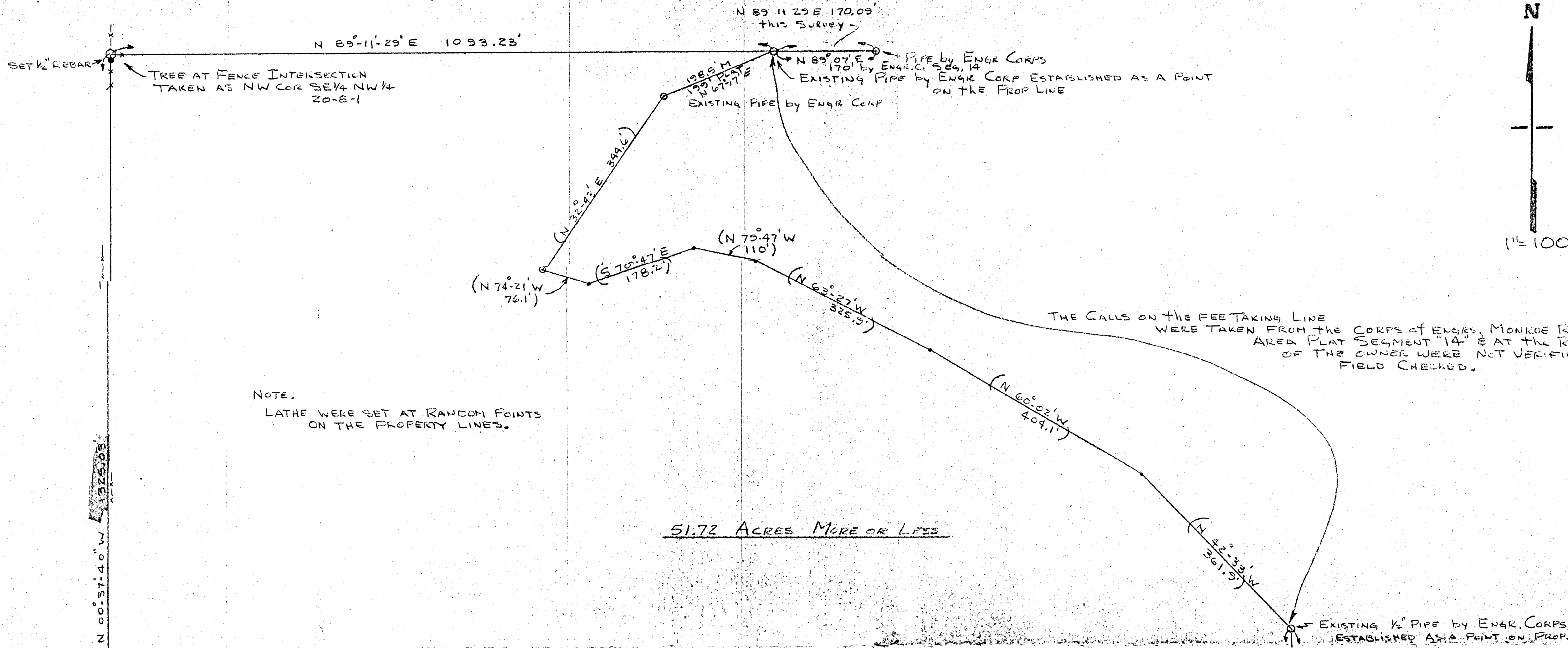
A part of the Southwest quarter of the Southwest quarter of Section 16, Township 8 North, Range 1 East, Monroe County, Indiana, described as follows: Beginning at the Northeast corner of said quarter-quarter, thence $S00^{\circ}26'-20''E$ for a distance of 1320.00 feet, thence $N89^{\circ}55'-04''W$ for a distance of 434.50 feet, thence $N00^{\circ}28'-28''W$ for a distance of 1320.00 feet, thence $S89^{\circ}55'-08''E$ for a distance of 435.33 feet to the

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FILED

DEC 22 1977



NOTE:
LATHE WERE SET AT RANDOM POINTS
ON THE PROPERTY LINES.

51.72 ACRES MORE OR LESS

THE CALLS ON THE FEETAKING LINE
WERE TAKEN FROM THE CORPS OF ENGRS, MONROE RESERVOIR
AREA PLAT SEGMENT "14" & AT THE REQUEST
OF THE OWNER WERE NOT VERIFIED. CR
FIELD CHECKED.

DAN
MILLER

STATE
STATE

TREE AT FENCE CORNER
TAKEN AS THE
SW COR SE 1/4 NW 1/4
26-8-1

SET 1/2 REBAR
@ I-SEC OF LINE
PERPENDICULAR TO
ROAD & NORTH SOUTH
SECTION LINE

TREE AT FENCE CORNER
TAKEN AS THE
SW COR SE 1/4 NW 1/4
26-8-1

House

TREE AT FENCE INTERSECTION
TAKEN AS SW COR NE 1/4 SW 1/4
20-8-1

EXISTING WAGON WHEEL STAND
TAKEN AS THE SOUTH BOUNDARY

EXISTING 1/2 PIPE BY ENGR. CORPS
ESTABLISHED AS A POINT ON PROP. LINE

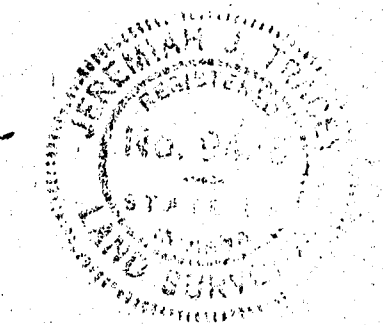
EXISTING STONE W "4"
AT THE CENTER COR.
OF SEC 16, T8N, R1E

SET 1/2 REBAR AT THE
POINT ESTABLISHED BY ENGR. CORPS
AS COR COMMON TO OWNERS @ SE COR W 1/2 SW 1/4 NE 1/4 16-8-1

THIS LINE AS SHOWN ON THIS SURVEY IS NOT PROPERLY IDENTIFIED BY DIMENSION OR OTHERWISE
ON THE DEEDS FROM NANCY J. HALL TO NATHAN L. SILVERSTEIN D.R. 112 P. 313-314 (TRACT NORTH OF LINE)
AND NANCY J. HALL TO ABE HOFF D.R. 128 P. 283 (TRACT SOUTH OF LINE). THIS LINE IS GENERALLY ACCEPTED
BY THE PROPERTY OWNERS AS BEING TRUE COMMON LINE. TO PROPERLY ESTABLISH
THIS AS THE TRUE COMMON PROPERTY LINE AN ATTORNEY SHOULD BE CONSULTED
TO DETERMINE THE PROPER COURSE OF ACTION. THE EXISTING HOUSE ON THE
50' x 150' TRACT IS 51' FROM THIS LINE.

I hereby certify this plat represents a survey of that real
estate described in the real estate sales contract (Furnished
by Robert Hall) between Nathan L. & Bethe J. Silverstein &
Robert Hall.

Jeremiah Tracey
March 10, 1985



REVISIONS	JOB NO.	SCALE	SHT.
	DATE	DATE	OF
	CERTIFIED		

TRACEY LAND SURVEYING
SUBDIVISIONS & SURVEYS
442 1/2 FIFTH STREET COLUMBUS, IND.